

## BOARD OF ADJUSTMENT

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# Sussex County

DELAWARE  
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(302) 855-7878 T  
(302) 845-5079 F

### REVISED AGENDA

May 20, 2019

7:00 P.M.

#### Call to Order

#### Pledge of Allegiance

#### Approval of Agenda

#### Public Hearings

**Case No. 12290 – Michael E. Ballard** seeks variances from the front yard setback, side yard setback, and maximum fence height requirement for existing structures (Sections 115-25, 115-182, and 115-185 of the Sussex County Zoning Code). The property is a through lot located on the north side of Fenwick Cir. and the south side of Zion Church Rd., approximately 510 ft. east of New Rd. 911 Address: 37576 Fenwick Cir., Selbyville. Zoning District: AR-1. Tax Parcel: 533-12.00-218.00

**Case No. 12304 – Patrick & Louise Meadowcroft** seek variances from the front yard and cornerfront yard setback requirements for existing and proposed structures (Sections 115-25 and 115-182 of the Sussex County Zoning Code). The property is located on the southeast corner of Lighthouse Rd. and Jefferson Ave. in the Edgewater Acres subdivision. 911 Address: 13382 Jefferson Ave., Selbyville. Zoning District: AR-1. Tax Parcel: 533-20.19-69.01

**Case No. 12305 – Larry F. & Frances A. Silcott** seek variances from the front yard setback, side yard setback, and rear yard setback requirements for a proposed structure (Sections 115-25, 115-182, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Bucks Branch Rd. approximately 0.39 miles north of Atlanta Rd. 911 Address: 20823 Bucks Branch Rd., Seaford. Zoning District: AR-1. Tax Parcel: 531-3.00-77.00

**Case No. 12306 – Maurice Niblett** seeks a special use exception to place a manufactured home type structure for a medical hardship (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the west side of BiState Blvd. approximately 0.40 miles north of Salt Barn Rd. 911 Address: 34110 BiState Blvd., Laurel. Zoning District: AR-1. Tax Parcel: 332-3.00-91.03



COUNTY ADMINISTRATIVE OFFICES  
2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DELAWARE 19947

**Case No. 12307 – Heather Osborne** seeks a special use exception to operate a commercial dog kennel (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the south side of Daisey Rd. approximately 746 ft. east of Honeysuckle Rd. Address: 34582 Daisey Rd., Frankford. Zoning District: AR-1. Tax Parcel: 533-6.00-125.00

~~**Case No. 12308 – Celleo Partnership d/b/a Verizon Wireless (Lands of Sharyn A. Murray)** seeks a special use exception to place a telecommunications tower (Sections 115-23, 115-194.2 and 115-210 of the Sussex County Zoning Code). The property is located on the east side of S. Bedford St. approximately 947 ft. northeast of DuPont Blvd. (Rt. 113). 911 Address: 543 S. Bedford St., Georgetown. Zoning District: AR-1. Tax Parcel: 135-23.00-14.00~~

### **Old Business**

**Case No. 12301 – John F. Bender & Colin P. Hood** seek variances from the front yard, cornerfront and side yard setback requirements for proposed structures. (Sections 115-42, 115-182, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the west side of Bay Rd. at the southwest corner of Bay Rd. and Canal Rd. 911 Address: 20600 Bay Rd., Rehoboth Beach. Zoning District: GR. Tax Parcel: 334-19.12-52.00

**Case No. 12302 – Geoffrey S. & Lynn M. Piotroski** seek variances from the cornerfront, rear yard, front yard, side yard, and fence height setback requirements for existing and proposed structures. (Sections 115-25, 115-183, 115-184, and 115-185 of the Sussex County Zoning Code). The property is located on the southwest corner of Monroe Ave. and Lighthouse Rd. in the Edgewater Acres subdivision. 911 Address: 38940 & 38934 Monroe Ave., Selbyville. Zoning District: AR-1. Tax Parcels: 533-20.19-15.00 & 533-20.19-16.00

### **Additional Business**

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Board of Adjustment meetings can be monitored on the internet at  
[www.sussexcountypde.gov](http://www.sussexcountypde.gov).

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In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 26, 2019 9:00 a.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

Revised May 7 2019 (to add Old Business Case No. 12301 and 12302)

Revised May 16, 2019 (to remove Case No. 12308 withdrawn by Applicant on May 14, 2019)



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